

BOARD OF APPEAL REFERRALS

December 19, 1974

1. Z-3226 Shepherd House, Inc.
Irene D. Emerson
22 Windemere Road, Dorchester
2. Z-3228 Ioannis Michaelidis
49 Fletcher Street, Roslindale
3. Z-3229 Wilbur Evans
24 Montrose Street, Roxbury
4. Z-3233 Shodis Realty Trust
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305 Western Avenue, Brighton
5. Z-3234 Martin Coviello
37 Boardman Street, East Boston
6. Z-3246 Phillip Connell
Bay State Laundry Company, Inc. (lessee)
66 Temple Street, West Roxbury

MEMORANDUM

December 19, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing date: 1/7/75

Petition No. Z-3226
Shepherd House, Inc.
Irene D. Emerson
22 Windemere Road, Dorchester
near Stoughton Street

Two-and-a-half-story frame structure - residential (R-.8) district.

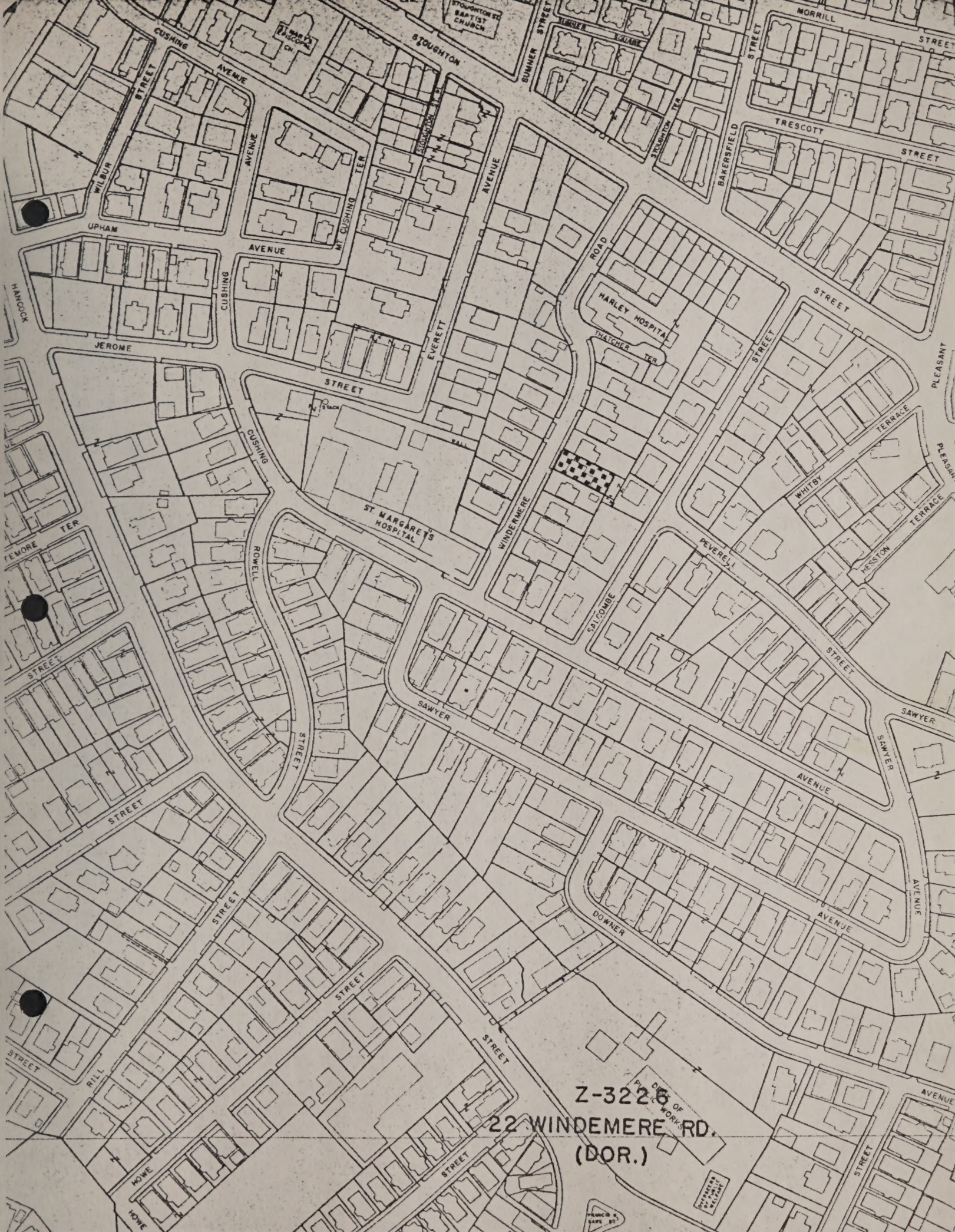
Purpose: to change occupancy from two-family dwelling to halfway house (detoxified female alcoholics).

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A lodging house is conditional in an R-.8 district.		
Section 14-2. Lot area for additional unit is insufficient.	1500 sf/du	0
Section 23-1. Off-street parking is insufficient.	3 spaces	0

Proposed facility would accommodate ten residents. At least four similar facilities already exist in the area. Community has indicated opposition to additional halfway houses in the area, which would have a detrimental effect on the neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-3226, brought by Shepherd House, Inc., 22 Windemere Road, Dorchester, for a conditional use and two variances for a change of occupancy from a two-family dwelling to a halfway house in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. At least four similar facilities already exist in the area. Community has indicated opposition to additional halfway houses, which would have a detrimental effect on the neighborhood.



Z-3226
22 WINDEMERE RD.
(DOR.)

Board of Appeal Referrals 12/19/74

Hearing date: 1/7/75

Petition No. Z-3228
 Ioannis Michaelidis
 49 Fletcher Street, Roslindale
 near South Street

Two-and-a-half-story frame structure - residential (R-.5) district.

Purpose: to change occupancy from two-family dwelling to three-family dwelling.

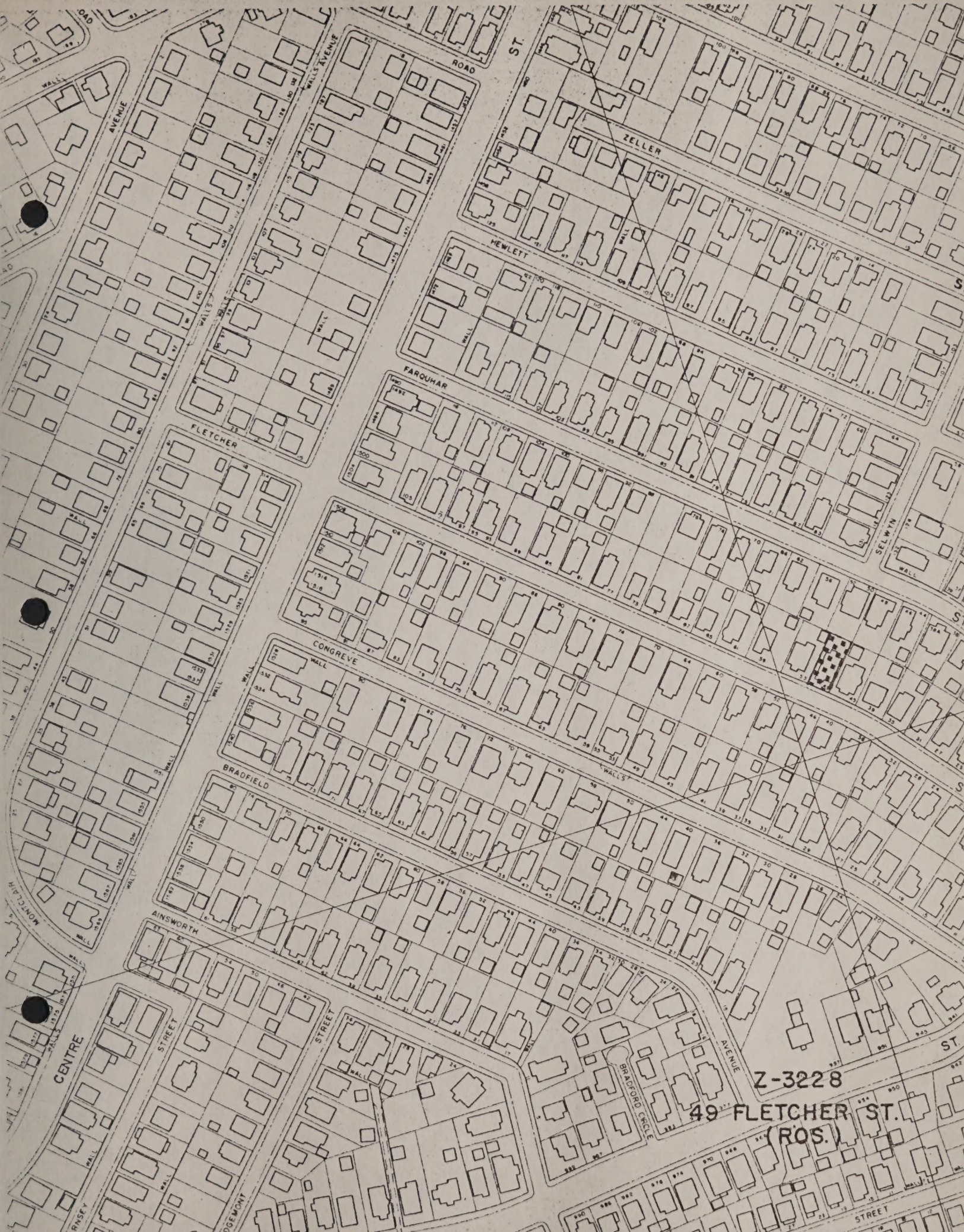
Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.5 district.		
Section 14-1. Lot area is insufficient.	2 acres	4000 sf
Section 14-3. Lot width is insufficient.	200 ft.	40 ft.
Section 14-4. Street frontage is insufficient.	200 ft.	40 ft.
Section 15-1. Floor area ratio is excessive.	.5	.7
Section 16-1. Height of building is excessive.	2 stories	2½ stories
Section 17-1. Open space is insufficient.	1000 sf/du	960 sf/cu
Section 18-1. Front yard is insufficient.	25 ft.	20 ft.

Proposed density is contrary to the predominant one- and two-family nature of the neighborhood. The street is already congested with curb parking.

Recommend denial.

VOTED: That in connection with Petition No. Z-3228, brought by Ioannis Michaelidis, 49 Fletcher Street, Roslindale, for a forbidden use and seven variances for a change of occupancy from a two-family dwelling to a three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed density is contrary to the predominant one- and two-family nature of the neighborhood. The street is already congested with curb parking.



Z-3228

49 FLETCHER ST.
(ROS.)

Board of Appeal Referrals 12/19/74

Hearing date: 1/7/75

Petition No. Z-3229
 Wilbur Evans
 24 Montrose Street, Roxbury
 near Aspen Street, Model Cities area

Two-story frame dwelling - residential (R-.8) district.

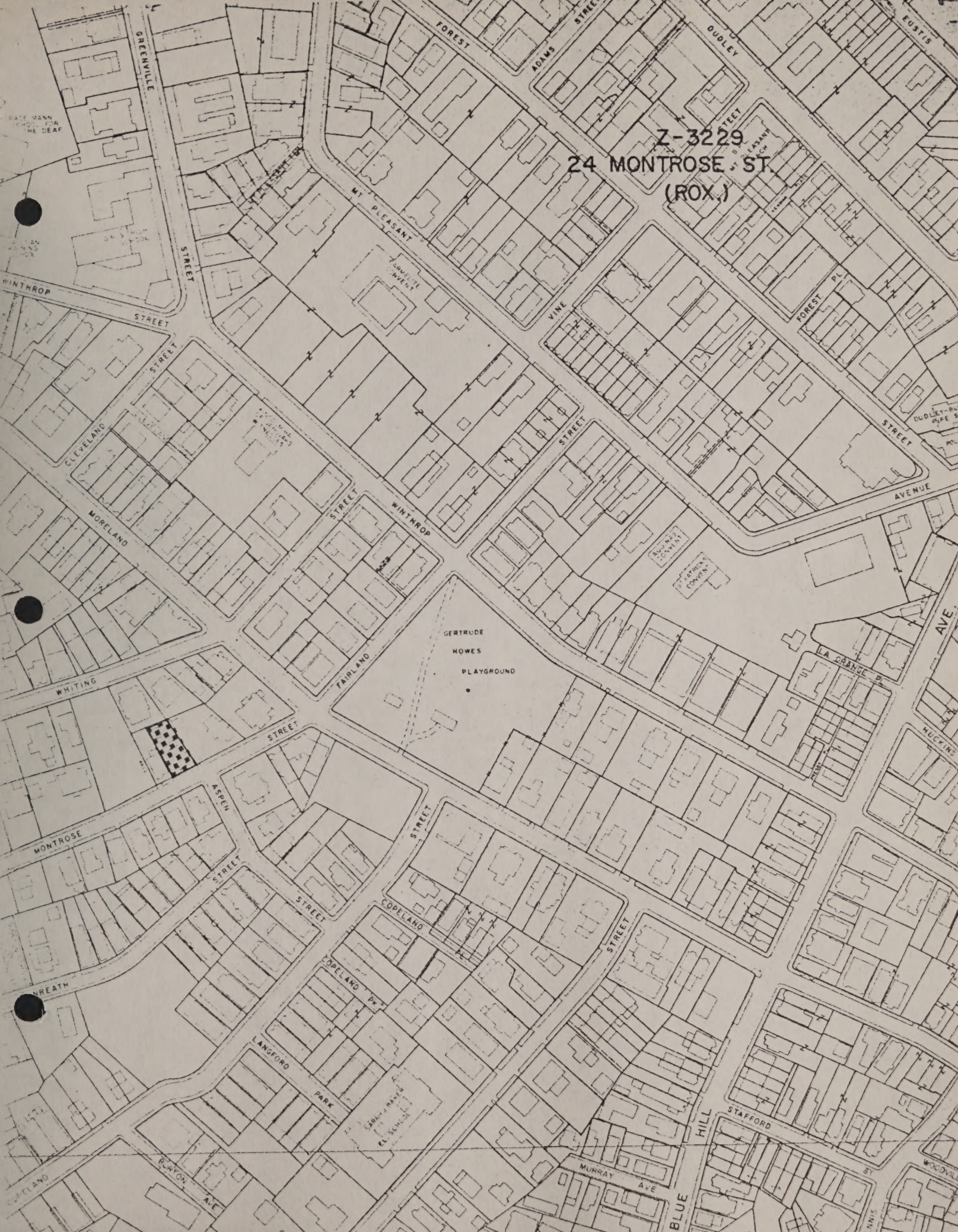
Purpose: to change occupancy from one-family dwelling to two-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which does not meet requirements for lot area is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	0

Proposed conversion would be compatible with and would not have an adverse effect on adjacent two- and three-family properties. Recommend approval.

VOTED: That in connection with Petition No. Z-3229, brought by Wilbur Evans, 24 Montrose Street, Roxbury, in the Model Cities area, for a forbidden use and a variance to legalize the occupancy of a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal would be compatible with and would not have an adverse effect on adjacent two- and three-family properties.



Z-3229
24 MONTROSE ST.
(ROX.)

GERTRUDE
HOWES
PLAYGROUND

Board of Appeal Referrals 12/19/74

Hearing date: 1/7/75

Petition No. Z-3233
Shodis Realty Trust
Harold Shoher, Trustee
305 Western Avenue, Brighton
at Everett Street

One-story masonry structure - manufacturing (M-1) district.

Purpose: to erect a one-story addition to an auto repair shop garage.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 19-6. Side yard is insufficient.	20 ft.	0
Section 20-7. Rear yard is insufficient.	20 ft.	0

Proposed expansion, extending the repair facility and providing roof parking, would not have a significant effect on the area. Violations are existing.
Recommend approval.

VOTED: That in connection with Petition No. Z-3233, brought by Shodis Realty Trust, 305 Western Avenue, Brighton, for two variances to erect a one-story addition to an auto repair shop garage in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Violations are existing. Expansion would not have a significant effect on the area.

Z-3233

305 WESTERN AVE.
(BRI.)



Board of Appeal Referrals 12/19/74

Hearing date: 1/7/75

Petition No. Z-3234
Martin Coviello
37 Boardman Street, East Boston
near Ashley Street

Vacant land, 4250 square feet - residential (R-.8) district.

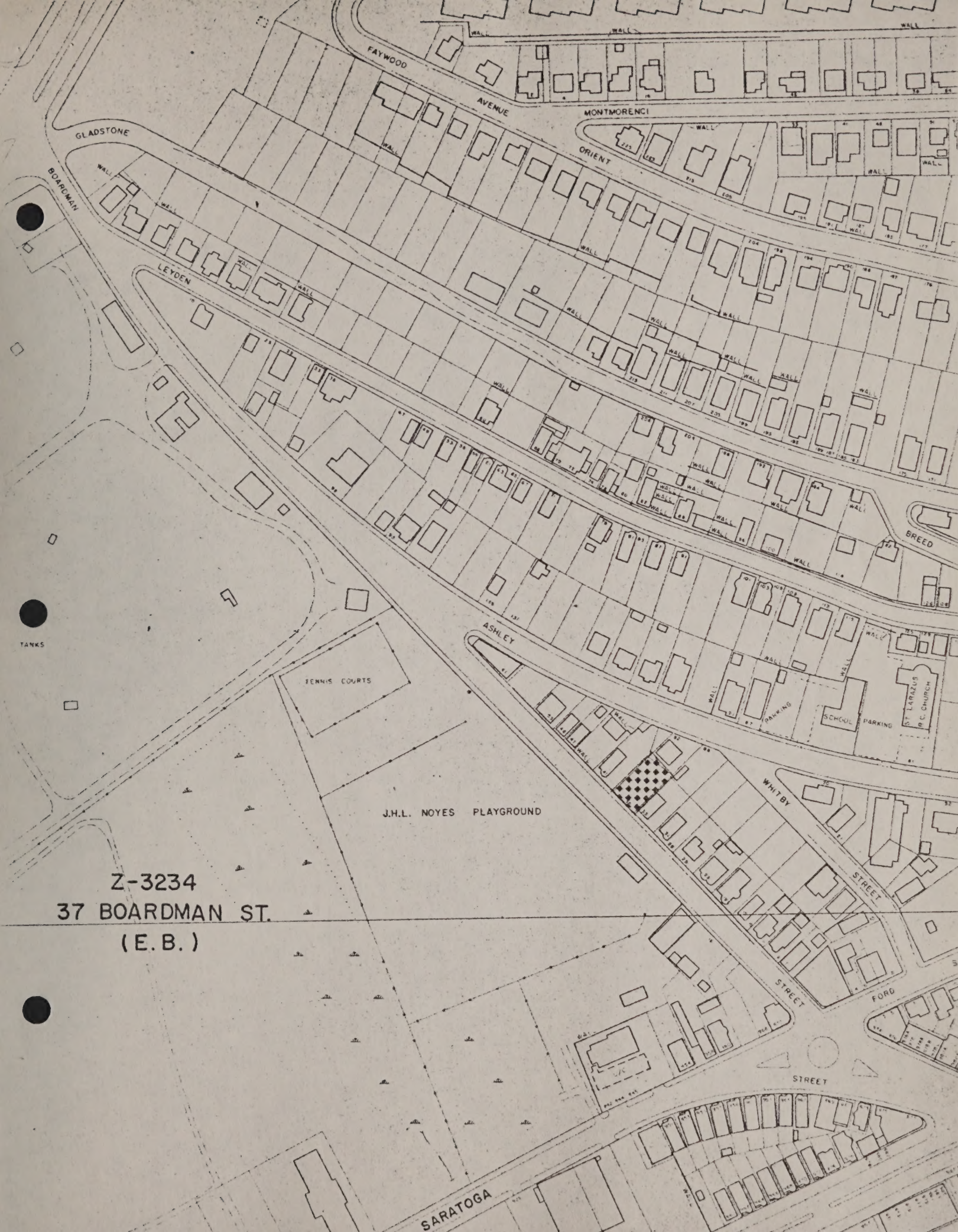
Purpose: to erect a three-story, three-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit is insufficient.	5000 sf + 1500 sf/du	0
Section 15-1. Floor area ratio is excessive.	.8	1.1
Section 18-1. Front yard is insufficient.	20 ft.	10 ft.
Section 19-1. Side yard is insufficient.	10 ft.	5 ft.
Section 20-1. Rear yard is insufficient.	32 ft.	25 ft.

Proposed dwelling would be compatible with residential character of the neighborhood. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-3234, brought by Martino Coviello, 37 Boardman Street, East Boston, for five variances to erect a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Proposed three-story dwelling would be compatible with residential character of the neighborhood.



Z-3234

37 BOARDMAN ST.

(E.B.)

Board of Appeal Referrals 12/19/74

Hearing date: 1/7/75

Petition No. Z-3246
Phillip Connell
Bay State Laundry Company, Inc. (lessee)
66 Temple Street, West Roxbury
near Tarleton Road

One-story structure - single-family (S-.5) district.

Purpose: to change occupancy from plumbing shop and warehouse to plumbing shop and laundry plant.

Violations:

Section 8-7. A laundry plant is forbidden in an S-.5 district.

Section 9-2. A change in a nonconforming use requires Board of Appeal approval.

This proposal is similar to one submitted in October and subsequently dismissed by the Board of Appeal because of the petitioner's failure to include the plumbing shop in initial application. The Authority had recommended denial. Following is again submitted: Proposal represents an unwarranted increase of the existing nonconforming use. Laundry plants are allowed only in manufacturing and industrial districts. Proposed laundry would increase traffic on this narrow residential street, and location of driveway next to railroad viaduct is hazardous. Site abuts rear yards of residences on Tarleton
Recommend denial.

VOTED: That in connection with Petition No. Z-3246, brought by Phillip Connell and Bay State Laundry Company, Inc., 66 Temple Street, West Roxbury, for a forbidden use and a change in a nonconforming use for a change of occupancy from a plumbing shop and warehouse to a plumbing shop and laundry plant in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal represents an unwarranted increase of the existing nonconforming use. Laundry plants are allowed only in manufacturing and industrial districts. Proposed laundry would increase traffic on this narrow residential street, and location of driveway next to railroad viaduct is hazardous. Site abuts rear yards of residences on Tarleton

Z 3246
66 TEMPLE ST.
(W.R.)

